



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD

THURSDAY, OCTOBER 2, 2003

THE VILLAS MEETING ROOM
(Located adjacent to City Hall, at rear of building)
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

BOARD MEMBERS

CHAIR, ROD MARTIN
VICE-CHAIR, JAMES FRUIT
YARMILA KENNETT
JERRY PYLE
VACANCY

REGULAR MEETING –7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Architectural Review Board meetings:

- *All Architectural Review Board proceedings are tape-recorded.*
- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*

- *Speakers will be recognized to offer presentations in the following order:*
- *Those supporting the application*
- *Those opposing the application*
- *Those with general concerns or comments*
- *Presentations are limited to 5 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT
CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: September 4, 2003

CONSENT CALENDAR:

1. SUBCOMMITTEE ACTIONS:

- A.** Removal and Replacement of Trees in Front of the Blockbuster Building in the Lawrence Oak Shopping Center.
- B.** Dayworkers Facility

Recommendation: Informational Only.

2. EXTENSION OF TIME, EOT-03-15: KEYSTONE-MARTIN: A request to approve a six-month extension of time to commence construction of a 5,256 sq. ft. mixed use residential and office building to be located at 20 Keystone Avenue in the CC-R, Central Commercial-Residential zoning district. (APN-764-16-017)

Recommendation: Adopt Resolution No. 03-027, approving request.

3. SITE REVIEW, SR-03-17: E. DUNNE-HOME DEPOT: A review of revised landscape plans around the detention pond of the Home Depot site.

Recommendation: Approve revised plans.

OLD BUSINESS:

4. **SITE REVIEW, SR-03-14: VINEYARD-SPIRIT ROAD OILS:** A request to approve site and landscape plans on a 52,272 sq. ft. site with an existing 6,000 sq. ft. building in the General Industrial (MG) Zoning district. The site is located at the southeast corner of Mast Ave. and Vineyard Blvd. (APN 817-02-028)

Recommendation: Adopt Resolution No. 03-022, approving request.

OTHER BUSINESS:

5. **POLICY DIRECTION REGARDING OWNERSHIP ATTACHED HOUSING:** In an effort to address insurance issues facing ownership attached housing, the City is evaluating one possible solution to allow zero lot line or reduced setback detached units in lieu of attached housing. The Board is asked to provide direction to Staff as to the appropriate process to review and approve requests for zero lot line and reduced setback detached units.

Recommendation: provide direction

6. **INDOOR RECREATION CENTER IRC, DESIGN REVIEW:** The Council appointed Subcommittee has reviewed and completed a schematic design for the IRC. Staff will be seeking Council approval of the schematic design on October 22. ARB comments will be incorporated into the schematic design and included in the Council presentation on October 22.

Recommendation: review and comment

ANNOUNCEMENTS: Joint Council, Board and Commission Workshop. Tuesday, November 11, 5-7 p.m.

ADJOURNMENT:

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.

HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.